

Vermont Department of Taxes 133 State Street Montpelier, VT 05633-1401
 Phone: (802) 828-6851

For Town Use Only
7075

VT Form
PTT-172 VERMONT PROPERTY TRANSFER TAX RETURN

***Required or Conditionally Required Field**

A. TRANSFEROR'S (Seller's) INFORMATION

Entity TRANSFEROR Name NYMT Loan Trust I		Web request key / Confirmation code	
OR* Individual TRANSFEROR Last Name	First Name	Initial	Federal ID Number [REDACTED]
TRANSFEROR Mailing Address Following Transfer* 440 SOUTH LASALLE ST STE 2000		Social Security Number [REDACTED]	
Line 2 for Mailing Address Following Transfer (if needed)			
City* CHICAGO	State* IL	ZIP Code* 60605	
Foreign Country (if not United States)*			

B. TRANSFEREE'S (Buyer's) INFORMATION

Entity TRANSFEREE Name		Federal ID Number	
OR* Individual TRANSFEREE Last Name CZAPSKI	First Name JONATHAN	Initial	Social Security Number [REDACTED]
TRANSFEREE Mailing Address Following Transfer* 107 BESSETTE ROAD			
Line 2 for Mailing Address Following Transfer (if needed)			
City* FAIRFAX	State* VT	ZIP Code* 05454	
Foreign Country (if not United States)*			

C. PROPERTY INFORMATION

Property Physical Location - Number and Street or Road Name* 280 LAKE STREET	Land Size (in acres)* 0.10	Check if sale did not involve land <input type="checkbox"/>
City or Town* ST ALBANS	SPAN* 549 173 10086	Check if property is located in multiple cities or towns* <input type="checkbox"/>

D. HOLDING PERIOD

Date Acquired by Transferor (mm dd yyyy)* 06/25/2020	Date of this Closing (mm dd yyyy)* 10/02/2020	Time Held* ____ Years ____ Months
---	--	--------------------------------------

E. EXEMPTIONS

- E1. If transfer is exempt from Property Transfer Tax, enter exemption number (see quick reference guide) . E1. 00 *
- E2. If sale was between family members, enter corresponding number (see quick reference guide). E2. ____ *
- E2a. If Line E2 is "05," enter description. E2a. ____ *
- E3. Land Gains exemption number (see quick reference guide). E3. 00 *

(continued on next page)



Transferee's Name JONATHAN CZAPSKI
Property Location 280 LAKE STREET
Date of this Closing 10/2/2020



F. TRANSFER INFORMATION

- F1.** How did the Transferor acquire this property? (see quick reference guide)..... **F1.** 04 *
F1a. If Line F1 is "04," enter description..... **F1a.** FORECLOSURE *
F2. Interest conveyed in this transfer (see quick reference guide) **F2.** 01 *
F2a. If Line F2 is "07," enter percent of interest here **F2a.** %*
F2b. If Line F2 is "08," enter description..... **F2b.** *
F3. Type of building construction at time of transfer (see quick reference guide) **F3.** 02 *
F3a. If Line F3 is "05," enter number of units transferred..... **F3a.** *
F3b. If Line F3 is "06," enter number of dwelling units transferred **F3b.** *
F3c. If Line F3 is "20," enter description..... **F3c.** *
F4. Was the transferee a tenant prior to this transfer? **F4.** Yes* No*
F5. Financing..... **F5.** Conventional/Bank* Owner Financing* Other*
F5c. If Line F5 is "Other," enter description **F5c.** CASH *
F6. Do you intend to record this return with the Town/City within 60 days of the closing? . **F6.** Yes* No*

G. AGRICULTURAL / MANAGED FOREST LAND USE VALUE PROGRAM, 32 V.S.A. CHAPTER 124

- G1.** Is all or part of the property being transferred enrolled in the Current Use (Use Value Appraisal) Program? **G1.** Yes* No*
G2. To continue enrollment in the Current Use Program, the new owner must submit a Current Use Application within 30 days of the recording date. Will the new owner be submitting that application? **G2.** Yes* No*

H. TRANSFER INFORMATION

- H1.** Transferor's use of property **BEFORE** transfer (see quick reference guide)..... **H1.** 09 *
H1a. If Line H1 is "07," "08," or "09," enter description. . . . **H1a.** 01 *
H2. Transferee's use of property **AFTER** transfer (see quick reference guide) **H2.** 02 *
H2a. If Line H2 is "07," "08," or "09," enter description. . . . **H2a.** *
H3. Was the property rented **BEFORE** transfer? **H3.** Yes* No*
H4. Will the property be rented **AFTER** transfer? **H4.** Yes* No*
H5. Have development rights been conveyed separately?..... **H5.** Yes* No*
H6. Does the transferee hold title to any adjoining property? **H6.** Yes* No*
H7. Is the transferee a grantor's revocable trust?..... **H7.** Yes* No*

(continued on next page)

Transferee's Name JONATHAN CZAPSKI
 Property Location 208 LAKE STREET
 Date of this Closing 10/2/2020



I. REAL ESTATE WITHHOLDING CERTIFICATION

- I1.** The transferee certifies that 2.5% VT Income tax has been withheld from the purchase price and will be remitted to the Vermont Commissioner of Taxes with Form REW-171 within 30 days of the date of this closing. **II.** Yes* No* _____
- I2.** If Line I1 is "No," enter the withholding exemption number (see quick reference guide). **I2.** _____
- I2a.** If Line I2 is "04," enter Commissioner's Certificate number. **I2a.** _____

J. TAX CALCULATION

Tax on Special Rate Property

- J1.** Portion of value eligible for special principal residence rate (see instructions) **J1.** _____ *
- J2.** If transfer happened prior to July 1, 2011, enter the portion of value eligible for a special rate. (see instructions) **J2.** _____ *
- J3.** Total special rate value (Add Lines J1 & J2) **J3.** _____ *
- J4.** Tax due on portion of value eligible for special rate (Multiply Line J3 by the tax rate of **0.005**). **J4.** _____ *
- J5.** **Only If Line E1 is "99":**
 Enter any portion of value in excess of \$110,000 but below \$200,000 **J5.** _____ *
- J6.** Tax due on exemption 99 for portion of value less than \$200,000 (Multiply Line J5 by the tax rate of **0.0125** for exemption 99 only) **J6.** _____ *
- J7.** Total due on portion of value eligible for special rates. (Add Lines J4 and J6) **J7.** _____ *

Tax on General Rate Property

- J8.** Value paid or transferred as defined in 32 V.S.A. § 9601(6). **J8.** _____ 65,000.00 *
- J9.** Value paid or transferred for personal property **J9.** _____ *
- J10.** Value paid or transferred for real property (Subtract Line J9 from Line J8) **J10.** _____ 65,000.00 *
- J11.** Enter amount from Line J3 above **J11.** _____ *
- J12.** Enter amount from Line J5 above **J12.** _____ *
- J13.** Subtract Lines J11 and J12 from Line J10 **J13.** _____ 65,000.00 *
- J14.** Tax due on portion of value subject to the General Rate (Multiply Line J13 by the tax rate of **0.0145** which includes a 0.002 surcharge for the Clean Water Fund, 32 V.S.A. § 9602a) **J14.** _____ 942.50 *

Total Tax Due

J15. Total Tax Due (Add Lines J7 and J14) **J15.** _____ 942.50 *

(continued on next page)

For Town Use Only

Transferee's Name JONATHAN CZAPSKI
 Property Location 208 LAKE STREET
 Date of this Closing 10/2/2020



* 1 7 1 7 2 2 4 0 0 *

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing **potable water supplies and wastewater systems** under 10 V.S.A. chapter 64 and **building, zoning and subdivision** regulations;
 - The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. chapter 151;
 - The parties have an obligation to investigate and disclose knowledge regarding **flood regulations** affecting the property.
- To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

Transferor and Transferee state that the information submitted on this return is true, correct and complete to the best of their knowledge.

Prepared by (print or type) MI CHELLE PRICE *
 Preparer's Address 6102 S MEMORIAL DRIVE * Preparer's Email Address mprice@titleclearing.net
TULSA, OK 74133 Preparer's Telephone 918-901-7315 *

This section to be completed by Town or City Clerk

Book Number*	<u>290</u>	Page Number*	<u>469</u>	Grand List year*	<u>2020</u>
City or Town*	<u>St. Albans City</u>	Parcel ID Number	<u>23049280</u>	Date of Record*	<u>10/28/20</u>
Grand List Value	<u>117100.00</u>	Grand List Category*	<u>01</u>	SPAN*	<u>579-173-10086</u>
Comments, additional information, etc.					

Duplicate Return Suspected

Portion of the property sold

Original Return Waiting on Deed

ACKNOWLEDGMENT

Return received.

Caryn Catley

SIGNED _____, Clerk

DATE 10/28/20

**Town of City: Please forward original to the Vermont Department of Taxes within 30 days of receipt.
 Do not redact the SSN/FEIN on the original.**

* Please use the following numeric two-digit grand list category codes

Residential <6 Acres01	Seasonal >6 Acres06	Utilities Other11
Residential >6 Acres02	Commercial07	Farm12
Mobile Home/Un03	Commercial Apt08	Other13
Mobile Home/La.04	Industrial09	Woodland14
Seasonal <6 Acres05	Utilities Elec10	Miscellaneous15